

Clackamas County Surveyor's Office
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THE FORE SITE

NEWS LETTER FOR THE

CLACKAMAS COUNTY SURVEYOR'S OFFICE

January 21, 2000

We are now in our new building and getting settled in and have actually found most of the boxes. The February 23, 2000 meeting for the Pioneer Chapter of PLSO will be held at the Old Spaghetti Factory at Clackamas Promenade, which is across the parking lot from our new office. We will be having a preview tour of the new office at the end of the meeting. An RSVP and choice of menu selection will be sent out in February.

The following very important items will probably have an immediate impact on your clients and your work.

PUBLIC LAND CORNERS:

If a Public Land Corner controls, or is within, the boundary of a plat that you are surveying, you are required by ORS 209.140(1) to notify the County Surveyor. Upon notification, we will research the corner, assure that it is referenced, and possibly remonument it prior to or after plat construction. It is imperative that the design of the plat protects the corner. Please assure that the plat design protects the PLSS monument and that the lot configuration does not place the corner in the middle of a building lot, which could result in the loss of a buildable lot to the developer. If you have any questions, please contact Chuck Pearson or Carl Clinton. If we are notified of a PLSS corner prior to development activity, we will perform our services at no fee. If not, we are permitted by law to bill the costs of the remonumentation. An exception to the free service is that any corner remonumented after January 1, 1999 will require that the costs of remonumentation be billed.

Please contact our office early on in your project. This can be done by giving us a completed "Request to Protect a Public Land Corner" form, a letter of notification, or a copy of the Preliminary Plat. Timely notification to our office will help us both, especially if we discover a problem with the existing monument that could impact your project.

DEVELOPMENT REVIEW AND RECORDING:

It has been brought to our attention that the Planning and Building departments are strictly enforcing set back requirements from Access Easements (public and private) as well as Rights-of-Way. This may affect your buildable lot areas. If you have questions you should contact the Planning and/or Building Departments.

The County Clerks Recording Department has had a revision to their fee schedules effective January 1, 2000. All fees for recording plats were affected. Additionally, some new documents were added to supplemental fees (those were not previously charged). Please check with the Recording office for the new fee schedule.

Due to the new imaging work at the Recording Office the location for the Clerk Recording information space and the "Return to After Recording" statement have been moved to the top of the page. You will need to get updated forms for any documents that needs to be recorded. If you have any questions about the effective dates of the change please contact the Recording office directly. The standard generally is that you will need to leave a 2-inch high by 4-inch long space in the upper right hand corner for the County Clerk. The "After Recording Return to Name , Address " block is required to be in the upper left corner. Attached is a copy of the most recent version of the "Grant of Easement" form.

The notary statement **must** contain the name of the person whose signature is being notarized. See ORS 194.575 (Short Forms). The Recording Office will not accept any document with out the name printed in the notary's acknowledgement.